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BROKER'S PRICE OPINION

Exterior /Curb Side ☒Interior ☐Interior Access Denied ☐

Inspection Date 04/28/2010

Freddie Mac Loan # [REDACTED]

Servicer Loan # [REDACTED]

BPO # 41304346

BPO Firm Name PREMIER BPO, LLC		Broker THERESA DOSCHER		Phone 917 921-2836	
SUBJECT PROPERTY DESCRIPTION					
Property Address 825 WESLEY ST				Unit #	
City BALDWIN		County NASSAU		State NY	
Zip 11510		Name of Listing Broker, Salesperson or Firm		Phone	
Is property currently listed for sale with a real estate firm? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Property Type: SFD		Condo Fee \$	
Occupant: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant					
Estimate of repairs needed for subject property					
Interior:			Exterior:		
Painting	\$ 0	Painting	\$ 0		
Structural	\$ 0	Structural	\$ 0		
Appliances	\$ 0	Landscaping	\$ 0		
Utilities	\$ 0	Roof	\$ 0		
Carpet/Floors	\$ 0	Windows	\$ 0		
Other	\$ 0	Other	\$ 0		
Cleaning/Trash Removal	\$ 0	Do you recommend repairs? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Repairs Total: \$ 0.00					

Overall Property Condition:	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
Are there any items that require IMMEDIATE attention/action?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Title/Legal Issues?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Do any environmental issues affect the value of the property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
If yes to any of the above, please explain:				
NO NEGATIVE CONDITIONS NOTED ON SUBJECT PROPERTY OR IN THE SURROUNDING NEIGHBORHOOD.				

NEIGHBORHOOD				
Property Values:	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant
Marketing Time:	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6	Vacancy Rate <input checked="" type="checkbox"/> 0-5% <input type="checkbox"/> 5-10% <input type="checkbox"/> 10-20% <input type="checkbox"/> 20% +
No. of Active Listings in Neighborhood: 41		Price Range of Active Listings in Neighborhood: \$ 200000 to \$ 900000		
COMMENTS QUIET SUBURBAN NEIGHBORHOOD. CLOSE TO ALL AMENITIES.				

VALUE ESTIMATION			
Probable Sale Price	90-Day Marketing Time	120-Day Marketing Time	180-Day Marketing Time
As Is	360000	360000	360000
As Repaired	360000	360000	360000
Property should be listed: As Is: <input checked="" type="checkbox"/> As Repaired: <input type="checkbox"/>			
Anticipated Seller-Paid Financing Costs: \$			
COMMENTS: (Describe your marketing strategy and reasons for As Is/As Repaired recommendations)			
THE VALUE AS OF TODAY IS \$360,000. THE TYPICAL MARKETING TIME IS 150 DAYS. PRICED ACCORDING TO CU...			
PREPARED BY: THERESA DOSCHER		Date 04/29/2010	
Signature		Date	

COMPETITIVE LISTINGS							
ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3			
Address	825 WESLEY ST	2063 OAKMERE DR, B	1515 BERKELEY AVE,	2382 FOX AVE, BALDW			
Proximity to Subject		2 Miles	3/4 Miles	2 Miles			
Current List Price	\$	\$ 349000	\$ 360000	\$ 395000			
Current List Date		02/26/2010	02/05/2010	01/21/2010			
Original List Price	\$	\$ 349000	\$ 360000	\$ 395000			
Original List Date		02/26/2010	02/05/2010	01/21/2010			
VALUE ADJUSTMENTS (Use the following codes for the adjustments: S=Superior E=Equal I=Inferior U=Unknown)							
DESCRIPTION	DESCRIPTION	DESCRIPTION	ADJ	DESCRIPTION	ADJ	DESCRIPTION	ADJ
Above Grade	Total # of Rooms 7	Total # of Rooms 7		Total # of Rooms 8		Total # of Rooms 7	
Room Count	Bdrm 3 Baths 2	Bdrm 3 Baths 1.5		Bdrm 3 Baths 2		Bdrm 3 Baths 2	
Gross Living Area	Sq. Ft. 1267	Sq. Ft. 1251	Code	Sq. Ft. 1269	Code	Sq. Ft. 1291	Code
Location	GOOD	GOOD	E	GOOD	E	GOOD	E
Site/Lot Size	.14	.13	E	.14	E	.14	E
Design and Appeal	SFD	SFD	E	SFD	E	SFD	E
Age (number of yrs. since house was built)	73	90	I	68	E	83	I
Overall Condition	Good	Good	E	Good	E	Good	E
Garage/Carport	None	1 Detached	S	1 Detached	S	None	E
Porch, Patio Deck, Pool, Fence	DECK	DECK AND PO	E	PORCH, PATIO,	E	POOL	E
Overall Rating/Est.\$ Value of Adjustments		+2,500	E	0	E	+2,500	E
Indicate Property Most Comparable to Subject (Check One)		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>	
COMMENTS: ALL COMPS SIMILAR IN GLA AND SQFT. STYLE AND EFFECTIVE AGE. SINGLE FAMILY DWELLING IN QUIET SUBURBAN NEIGHBORHOOD. CLOSE TO ALL AMENITIES. ADJUST VALUE \$ FOR OLDER IN AGE							

CLOSED SALES							
ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3			
Address	825 WESLEY ST	612 GRANT AVE, BALD	1629 JOHNS CT, BALD	511 OLIVE BLVD, HEM			
Proximity to Subject		1/2 Miles	3/4 Miles	3/4 Miles			
Original List Price	\$	\$ 390000	\$ 365000	\$ 347000			
List Price When Sold	\$	\$ 390000	\$ 365000	\$ 347000			
Sales Price	\$	\$ 390000	\$ 365000	\$ 347000			
Sales Date		03/09/2010	03/12/2010	03/18/2010			
Days on Market		120	150	180			
VALUE ADJUSTMENTS (Use the following codes for the adjustments: S=Superior E=Equal I=Inferior U=Unknown)							
DESCRIPTION	DESCRIPTION	DESCRIPTION	ADJ	DESCRIPTION	ADJ	DESCRIPTION	ADJ
Above Grade	Total # of Rooms 7	Total # of Rooms 9		Total # of Rooms 7		Total # of Rooms 6	
Room Count	Bdrm 3 Baths 2	Bdrm 3 Baths 2		Bdrm 3 Baths 2		Bdrm 3 Baths 2	
Gross Living Area	Sq. Ft. 1267	Sq. Ft. 1425	Code	Sq. Ft. 1351	Code	Sq. Ft. 1272	Code
Sales or Financing Concessions		0	E	0	E	0	E
Location	GOOD	GOOD	E	GOOD	E	GOOD	E
Site/Lot Size	.14	.14	E	.14	E	.13	E
Landscaping	Good	Good	E	Good	E	Good	E
Design and Appeal	SFD	SFD	E	SFD	E	SFD	E
Age (number of yrs. since house was built)	73	63	E	72	E	81	E
Overall Condition	Good	Good	E	Good	E	Good	E
Garage/Carport	None	None	E	None	E	None	E
Porch, Patio Deck, Pool, Fence	DECK	NONE	E	NONE	E	NONE	E
Overall Rating/Est.\$ Value of Adjustments		-200	E	0	E	0	E
Indicate Property Most Comparable to Subject (Check One)		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>	
COMMENTS: ALL COMPS SIMILAR IN GLA AND SQFT. STYLE AND EFFECTIVE AGE. SINGLE FAMILY DWELLING IN QUIET SUBURBAN NEIGHBORHOOD. CLOSE TO ALL AMENITIES. ADJUST VALUE FOR (SOLD 1) FOR LARGER GLA							

BPOdirect Addendum

BPOdirect Order #: 41304346 Project Code: _____

FM Loan Number: [REDACTED] SS Loan Number: _____

Property Address: 825 WESLEY ST, BALDWIN, NY, 11510

Comments:

ADDITIONAL COMMENTS: VALUATION COMMENTS CONTINUED: RRENT
MARKET CONDITIONS AND BASED ON THE CURRENT LISTINGS IN THE
SURROUNDING NEIGHBORHOOD AS PRESENTED. ALL COMPS BASED
UPON MID RANGE VALUE.

Comments, cont:

Comments, cont:

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Order 41304346, STREET.JPG

